



AGENDA
TOWN OF PARACHUTE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TOWN OF PARACHUTE TOWN HALL
222 GRAND VALLEY WAY
April 9, 2015

(A) ROLL CALL

(B) PLEDGE OF ALLEGIANCE

(C) APPROVAL OF AGENDA

(D) PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

The Planning and Zoning Commission welcomes you and thanks you for your time and concerns. If you wish to address the Planning and Zoning Commission, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address then address the Commission. Your comments will be limited to **three (3) minutes**. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town Staff for follow-up. Thank you.

(E) PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION FOR A SPECIAL REVIEW APPLICATION

APPLICANT/OWNER:

Ursa Operating Company, LLC
792 Buckhorn Drive
Rifle, CO 81050

PROJECT NAME:

Special review to seek authorization from the Town of Parachute to produce oil and natural gas products in an area (Spring Lake Estates) that is currently zoned Service Commercial.

PROJECT LOCATION:

Spring Lakes Estates Subdivision

LEGAL DESCRIPTIONS:

Section: 7
Township: 7
Range: 95
Subdivision: SPRING LAKE ESTATES,

PHASE II Lots: 18, 19, and 20
A RESUB OF LOTS 1,2 &3, SEC A;LOTS
1,2 & 3, SEC D;LOT 1, SEC B;& LOTS 1-A
& 3, SEC C
Town of Parachute
County of Garfield
State of Colorado

STAFF: STUART McARTHUR, TOWN MANAGER

(F) MOTION TO ADJOURN



Town of Parachute

A Safe Place to Land

Stuart S. McArthur, Town Manager

222 Grand Valley Way • Parachute, CO 81635 • (970) 285-7630

STAFF REPORT

DATE: April 9, 2015

TO: Town of Parachute Planning & Zoning Commission

FROM: Stuart S. McArthur, Town Manager

SUBJECT: URSA OPERATING COMPANY LLC REQUEST FOR SPECIAL REVIEW FOR USE

Background

On February 12, 2015, the Town of Parachute Planning & Zoning Commission recommended changes to the Town of Parachute's Municipal Code: Title 15 (Town of Parachute Land Use Regulations), Schedule of Uses, Article III, Sections 15.03.215 and 15.03.216 to the Town of Parachute Board of Trustees.

On February 19, 2015, the Town of Parachute Board of Trustees held a public hearing on the recommended changes to the above referenced use chart. Three of the classes of use that were revised included the categories relating to the extraction, production, and storage of oil and natural gas. The permitted uses as approved were:

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Natural Gas or Oil Extraction Support Facilities	S					S	S	S	P	P	S
Natural Gas Production and Warehousing						S	S	S	P	P	S
Oil/Petroleum Product Production, Warehousing, and Storage						S	S	S	P	P	S

S = Use by Special Review

P = Permitted Use

The zoning category that is being considered for the special review is Service Commercial (SC). The uses being reviewed are not permitted uses in Service Commercially zoned properties. As a result, the applicant is requesting that the Planning & Zoning Commission review the use and indicate their recommendation to the Board of Trustees whether the use should be allowed.

Staff Analysis

Staff is working with Ursa Operating Company on their application. The application is not complete at this time.

Attorney Review

N/A. Will occur once application materials are complete.

Recommendations

Staff recommends continuing this public hearing to a date-certain of May 14, 2015.

If you have any questions or concerns, please contact me at 970-285-7630, x-104.



TOWN OF PARACHUTE
PO BOX 100
222 GRAND VALLEY WAY
PARACHUTE, CO 81635

LAND USE APPLICATION

Name of Applicant: Ursa Operating Company LLC, 792 Buckhorn Drive, Rifle, CO
(INCLUDE ADDRESS AND TELEPHONE NO.)

Project Name: BTU Pad - operations

Project Location: NW 1/4 Sec 1/4 Section 7, Township 7 South, Range 95 West

LEGAL DESCRIPTION: "

Existing Zoning: Service Commercial

Proposed Zoning: _____

Type of Application (check all that apply):

SUBDIVISION:

- | | | |
|--|--|--------------------------------|
| <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> PRELIMINARY | <input type="checkbox"/> FINAL |
| <input type="checkbox"/> MAJOR SUBDIVISION | <input type="checkbox"/> PRELIMINARY | <input type="checkbox"/> FINAL |
| <input type="checkbox"/> RE-SUBDIVISION | <input type="checkbox"/> PRELIMINARY | <input type="checkbox"/> FINAL |
| <input type="checkbox"/> P. U. D. | <input type="checkbox"/> PRELIMINARY | <input type="checkbox"/> FINAL |
| <input type="checkbox"/> BUILDING DIVISIONS | <input type="checkbox"/> PRELIMINARY | <input type="checkbox"/> FINAL |
| <input type="checkbox"/> AMENDED PLAT | <input type="checkbox"/> PRELIMINARY | <input type="checkbox"/> FINAL |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> SIGN VARIANCE | |
| <input type="checkbox"/> ZONING VARIANCES | <input type="checkbox"/> FLOOD PLAIN DEVELOPMENT | |
| <input checked="" type="checkbox"/> SPECIAL REVIEW USE | <input type="checkbox"/> VACATION OF STREET, ALLEY, R.O.W. | |
| <input type="checkbox"/> GEOLOGIC DEVELOPMENT | <input type="checkbox"/> ANNEXATIONS | |
| <input type="checkbox"/> LOT CONSOLIDATION | <input type="checkbox"/> WATERSHED PERMIT | |

PROPERTY OWNER: BTU Developers LLC - Ted Vaughan
970-379-0504
(INCLUDE NAME, ADDRESS, AND TELEPHONE NO.)

PROJECT ENGINEER/SURVEYOR: Ursa Operating Company LLC - 970-309-9359 - Jeff Powers
(INCLUDE NAME, ADDRESS, AND TELEPHONE NO.)

(INCLUDE NAME, ADDRESS, AND TELEPHONE NO.)

ADJACENT PROPERTY OWNERS: (attach separate sheet if needed)

Name

Address

"See Attached"

MINERAL RIGHTS OWNERS & LESSEES OF SUBJECT PROPERTY (attach separate sheet if needed) *PLEASE NOTE ALL MINERAL RIGHTS OWNERS AND LESSEES MUST BE NOTIFIED 30 DAYS IN ADVANCE TO APPLICATION REVIEW. PLEASE INDICATE ALL MINERAL RIGHTS OWNERS, & LESSEES AS (MR), OR (L)

Name

Address

B4U Developers LLC
"Ted Vaughan"

0259 CR 320 Rifle, CO 81650

DESCRIPTION OF PROPOSAL: (INCLUDE PROPOSED USE, ACREAGE, ETC.)

The purpose of this proposal is to receive authorization from the Town, through special review, to produce oil & natural gas products from the B4U Rd location operated by Ursa Operating Company LLC.

Describe how this Proposed Land Use Application Complies with the Town of Parachute Land Use Regulations and the Town of Parachute Master Plan 2002.

The production of natural gas from this location will support the town's master development plan by promoting economic growth and development within the town.

Describe any possible Flood Plain issues:

none

Describe Traffic Impact Fees Proposal: (Standard Calculation or Individual Traffic Study)

none

Describe Land Dedication Proposal:

N/A

Describe Water Rights Dedication Proposal:

N/A

I Certify that the information and exhibits herewith are true and correct to the best of my knowledge, and that in filing this application, I am acting with knowledge and consent of those persons listed above without whose consent the requested action cannot lawfully be accomplished.

Name:(print) Jeff Powers - Cursa Operating Company LLC.

Address: 722 Buckhorn Drive Rifle, CO 81650

Signature: [Signature] Date: 3-18-15

INSTRUCTIONS:

1. **Read both sides of application thoroughly.**
2. **Complete all of the requested information.**
3. Descriptions of property and dedication proposals on this form should be general and brief.
4. All applications must include a **CURRENT TITLE POLICY**, indicating ownership and encumbrances.
5. All applications must include **PROOF OF TAXES PAID**.
6. Applicants should review the Town of Parachute Land Use Regulations 15.01, 15.03, 15.04, 15.05, 15.06, and any other sections specified for the proposed request.
7. **All applicants who are not property owners must present a Letter of Representation, signed and notarized by the property owners.**
8. **Applications not signed and lacking any of the requested information will be deemed incomplete and will not be scheduled for a Planning and Zoning Commission review.**

ADMINISTRATIVE PERSONNEL:

APPLICATION FEE: _____

APPLICATION RECEIVED DATE: _____

COMPLETE DATE: _____

PLANNING & ZONING HEARING: _____

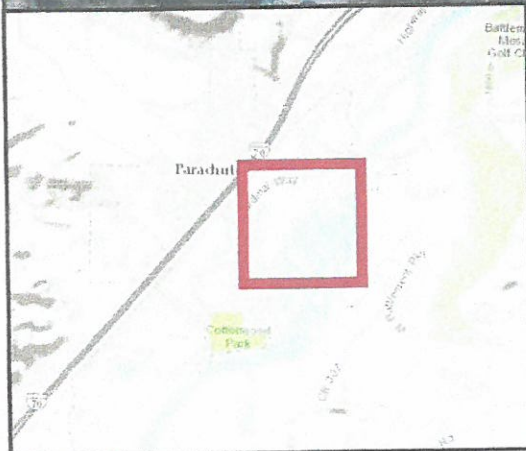
BOT HEARING: _____

MAILINGS DATE: _____

PUBLICATION DATE: _____





P&Z APPROVAL DATE: _____

BOT APPROVAL DATE: _____

[illegible]

B & V Developers, LLC
 Parcels within 200 feet of Proposed B & V Pad

39.450194 -108.047036
Section 7, Township 7 South, Range 95 West

 Approx. Center
 Proposed Development
 Affected Parcels
 Parcels within 200'

0 400 600
 Feet



Author: M. Spinelli

Revision: 0

Date: 7/21/2014

LABELS	PARCEL	NAME
1	240707307019	B & V DEVELOPERS, LLC
2	240707307020	B & V DEVELOPERS, LLC
3	240707302006	B & V DEVELOPERS, LLLP
4	240912400059	ERTL ENTERPRISES, LLC
5	240912400060	WISSLER TRUST
6	240912436011	FEDERAL HOME LOAN MORTGAGE CORPORATION
7	240912436010	TO, MARIA
8	240912436009	ANDERSON, JUSTIN
9	240912436008	COLONNA, PATRICIA & BERNARD
10	240912425016	RADEL, LOREN & EDITH
11	240912425015	STEIMEL, FRANK & KARMEN
12	240912425014	NELSON, ROBERT & DIANNE
13	240912425027	SADLER, LORRAINE
14	240912425026	ROMO, ARNOLDO
15	240912425009	JARRETT, RONALD & PAMELA
16	240707307018	B & V DEVELOPERS, LLC
17	240707307015	VALLEY CREEKSIDE, LLC
18	240707307014	VALLEY CREEKSIDE, LLC
19	240707307013	VALLEY CREEKSIDE, LLC
20	240707307012	VALLEY CREEKSIDE, LLC
21	240707306001	MOUNTAIN & LAKE SUITES, INC
22	240707306002	HIGH COUNTRY HOSPITALITY, LLC
23	240707307021	VALLEY CREEKSIDE, LLC
24	240707307022	B & V DEVELOPERS, LLC

PUBLIC NOTICE

TAKE NOTICE that URSA Operating Company LLC has applied to the Town of Parachute, State of Colorado, for a Special Review regarding the use of operations of a natural gas production facility within property zoned as Service Commercial in the Town of Parachute.

Legal Description:

Northwest ¼ Southwest ¼
Section 7
Township 7 South
Range 95 West
6th Prime Meridian
County of Garfield
State of Colorado

Practical Description: B&V Drilling Pad Operations

All persons affected by the proposed Land Use Application are invited to appear and state their views, protests, or support. If you cannot appear personally at such hearing, then you are urged to state your views by letter as the Planning and Zoning Commission and the Board of Trustees will give consideration to the comments or surrounding property owners and the others affected in deciding whether to grant or deny the request. The application may be reviewed at the Town of Parachute offices located at 222 Grand Valley Way, Parachute, CO, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

A public meeting on the application has been scheduled for April 9, 2015, at 6:30 p.m. before the Town of Parachute Planning and Zoning Commission in the Board of Trustees Room, 222 Grand Valley Way, Parachute, CO.

A public hearing on the application has been scheduled for April 16, 2015, at 6:30 p.m. before the Town of Parachute Board of Trustees in the Board of Trustees Room, 222 Grand Valley Way, Parachute, CO.

S. Denise Chiaretta, Town Clerk
Town of Parachute

Published on March 24, 2015, in the Post Independent